

# DITENDRA MISHRA

M.A.LL.B.

Advocate, High Court, Mumbai

Court : A.A.W.I. High Court, Room No. 18, Ground Floor, High Court, Fort, Mumbai-400 032  
Off.No. 41, 2nd Floor, Hanuman Building, 308, Perin Nariman Street, Near Old RBI, Fort,  
Mumbai-400 001, Mob.: 98190 42185 / 91677 04731, Off.: 022-66366333  
E-mail : advditendramishra@gmail.com

Date: 22<sup>ND</sup> November 2021

To,

**MahaRERA**

6<sup>th</sup> and 7<sup>th</sup> Floor, Housefin Bhavan,  
Plot no.C-21, E Block, Bandra Kurla Complex,  
Bandra (East), Mumbai – 400 051

## LEGAL TITLE REPORT

**Sub:** Title Certificate with respect to all those pieces and parcels of lands admeasuring (a) approximately 889.53 square meters together with the residential building no. C-4 thereon comprising of ground and 4 upper floors (now demolished) ("**Godavari Society Property**") and (b) approximately 1070.05 square meters (687.53 square meters as per lease deed and 382.52 square meters additional land) together with the residential building no. C-2 thereon comprising of ground and 4 upper floors (now demolished) ("**Vidya Society Property**") bearing Survey No. 106-A and C.T.S. Nos. 195(part) of Village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053 (collectively referred to as the "**said Property**").

A. I, **Ditendra Mishra, Advocate** at the request of my client Runwal Developers Private Limited, having its registered office at 5<sup>th</sup> Floor, Runwal & Omkar Esquare, Opposite Sion-Chunabhatti Signal, Sion (East), Mumbai – 400 022, (the "**Company**") am issuing this Title Report.

**1. Description of the property:**

All those pieces and parcels of lands admeasuring (a) approximately 889.53 square meters together with the residential building no. C-4 thereon comprising of ground and 4 upper floors (now demolished) and (b) approximately 1070.05 square meters (687.53 square meters as per lease deed and 382.52 square meters additional land) together with the residential building no. C-2 thereon comprising of ground and 4 upper floors (now demolished), bearing Survey No. 106-A and C.T.S. Nos. 195(part) of Village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

**2. Documents of allotment in respect of the development rights of the plot:**

The documents pertaining to the acquisition of development rights in respect of said Property are as under:

- (a) The Company has acquired the development rights and entitlements in respect of the Godavari Property under a Development Agreement dated 21<sup>st</sup> October, 2021, registered with the office of the Sub-Registrar, Andheri, Mumbai at Serial no. BDR4-9578-2021. An Irrevocable Power of Attorney dated 21<sup>st</sup> October, 2021, registered with the office of the Sub-Registrar, Andheri, Mumbai at Serial no. BDR4-9579-2021 has also been executed by the Vidya Society in favour of the Company.
- (b) The Company has acquired the development rights and entitlements in respect of the Vidya Property under a Development Agreement dated 21<sup>st</sup> October, 2021, registered with the office of the Sub-Registrar, Andheri, Mumbai at Serial no. BDR4-9580-2021. An Irrevocable Power of Attorney dated 21<sup>st</sup> October, 2021, registered with the office of the Sub-Registrar, Andheri, Mumbai at Serial no. BDR4-9581-2021 has also been executed by the Vidya Society in favour of the Company.
- (c) The flow of Title in respect of the Land is enclosed herewith as **Annexure 'A'**.

**3. VII/XII Extract/Property Card:**

The details in respect of the Property Register Card is set out in Annexure A hereto.

**4. Search Reports in respect of the searches undertaken at the Office of the Sub-Registrar:**

(a) Search Report for a period of 43 years from for the period 1979 to 2002; 2003 to 2006; 2007 – 2020; 2021. The details in respect of the Searches undertaken are set out in Annexure A hereto and the Search Report is enclosed herewith as **Annexure 'B'**.

# DITENDRA MISHRA

M.A.LL.B.

Advocate, High Court, Mumbai

Court : A.A.W.I. High Court, Room No. 18, Ground Floor, High Court, Fort, Mumbai-400 032  
Off.No. 41, 2nd Floor, Hanuman Building, 308, Perin Nariman Street, Near Old RBI, Fort,  
Mumbai-400 001, Mob.: 98190 42185 / 91677 04731, Off.: 022-66366333  
E-mail : advditendramishra@gmail.com

- B. On the perusal of the abovementioned documents and based on what is stated herein, I am of the opinion that the title of Runwal Developers Private Limited to develop the said Property and sell the Developer's Premises (as defined in the Development Agreements) in the new building/s to be constructed on the said Property to intending purchasers on a ownership basis is clear and marketable and free from encumbrances, subject to the qualifications / observations at Annexure 'C'.
- C. This Legal Title Report is to be read in conjunction with all the annexures hereto and is subject to what is stated therein and herein, and I have not conducted any further diligence or independent searches, save and except what is stated herein.

Dated this 22<sup>nd</sup> day of November, 2021



**Ditendra Mishra**  
**Advocate, High Court**

Encl.: (1) Annexure 'A' (Flow of title to the Land) (2) Annexure 'B' (Search Report) (3) Annexure 'C' (Qualifications to title)

# DITENDRA MISHRA

M.A.L.L.B.

Advocate, High Court, Mumbai

Court : A.A.W.I. High Court, Room No. 18, Ground Floor, High Court, Fort, Mumbai-400 032  
Off.No. 41, 2nd Floor, Hanuman Building, 308, Perin Nariman Street, Near Old RBI, Fort,  
Mumbai-400 001, Mob.: 98190 42185 / 91677 04731, Off.: 022-66366333  
E-mail : advditendramishra@gmail.com

## ANNEXURE 'A'

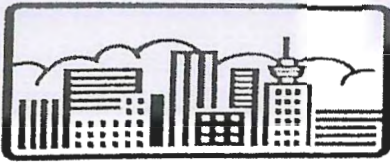
### FLOW OF TITLE

1. **VIII/XII Extracts / P.R. Cards:** Upon perusal of the Property Register Card issued in 2018 in respect of CTS no. 195, it is observed that the name Maharashtra Housing Board (predecessor in title of MHADA) is reflected as the Owner / holder and the name of Godavari Society is reflected as the lessee vide Mutation Entry no. 183 dated 12<sup>th</sup> December, 2005 in respect of a portion thereof and the name of Vidya Society is reflected as the lessee vide Mutation Entry no. 325 dated 15<sup>th</sup> April, 2008 in respect of a portion thereof.
2. **Mutation Entry no.:** Mutation Entry no. 183 dated 12<sup>th</sup> December, 2005 and Mutation Entry 325 dated 15<sup>th</sup> April, 2008 reflected on the Property Register Card, mentioned in Point no.1 above reflects the mutation of name of Godavari Society and Vidya Society as the Lessee of the Godavari Property and Vidya Property respectively.
3. **Search Report:** Searches have been undertaken at the offices of the Sub-Registrars of Assurances for a period from 1979 to 17<sup>th</sup> September, 2021, as follows:
  - a. Search Report dated 20<sup>th</sup> September, 2021 issued by Shrinivas A. Chipkar, in respect of the searches conducted at the offices of the Sub-Registrar, Mumbai for the period 1979 to 2021.
4. **Any other relevant title:**
  - a. By and under the Lease Deed dated 30<sup>th</sup> July, 1975 executed by and between Maharashtra Housing Board ("MHB") being the predecessor-in-title of MHADA as the "Lessor" of the One Part and the Society as the "Lessee" of the Other Part, MHB granted on lease to the Godavari Society, the Godavari Property for a term of ninety-nine years commencing on and from 30<sup>th</sup> July, 1975, upon the covenants and conditions therein recorded and contained therein. By and under the Deed of Sale dated 30<sup>th</sup> July, 1975 executed by MHB as the "Vendor" of the One Part and the Godavari Society as the "Purchaser" of the Other Part, MHB sold and conveyed to the Godavari Society, the building standing on the Godavari Property (since demolished) upon the covenants and conditions recorded and contained therein. The aforesaid Lease Deed dated 30<sup>th</sup> July, 1975 and the Deed of Sale dated 30<sup>th</sup> July, 1975 were registered under two Deeds of Confirmation both dated 27<sup>th</sup> November, 2003 bearing Serial No. 9329 of 2003 and 9330 of 2003 respectively.
  - b. By and under Indenture of Lease dated 28<sup>th</sup> March, 2007 executed by and between MHADA as the "Lessor" of the One Part and the Vidya Society as the "Lessee" of the Other Part, registered in the Office of the Sub-Registrar of Assurances at Andheri vide Serial no. 05326 of 2007, MHADA granted on lease to the Vidya Society, the Vidya Property for a term of ninety-nine years commencing on and from 1<sup>st</sup> July, 1973, upon the covenants and conditions therein recorded and contained therein. By and under the Deed of Sale dated 28<sup>th</sup> March, 2007 executed by MHADA as the "Vendor" of the One Part and the Vidya Society as the "Purchaser" of the Other Part, registered in the Office of the Sub-Registrar of Assurances at Andheri vide Serial no. 05325 of 2007, MHADA sold and conveyed to the Vidya Society, the building standing on the Vidya Property (since demolished) upon the covenants and conditions recorded and contained therein.

Dated this 22<sup>nd</sup> day of November, 2021



Ditendra Mishra  
Advocate, High Court



# ANNEXURE 'B'

Shriniwas A Chipkar  
Property Investigator  
Mob. No. 9820373685  
Email: shriniwaschipkar9@gmail.com

Date : 20.9.2021

To  
M/S M. T. Miskita & Co.  
Advocates & Solicitors  
Mumbai

Respected Sir,

VidyaYashomandir CHS Ltd.

RE: Search of the property bearing bldg. No. C-2 known as 'VidyaYashomandir' CHS Ltd. admg. 1019.40 sq.mts. i.e. 1219.3 sq.yds. on land bearing S. No. 106-A (Pt.) CTS No. 195 (pt.) situated at YMCA, D.N. Nagar of Village: Andheri (W) Tal: Andheri.

Under your instruction I have obtained certified copies of PR card from the City Survey Office, particulars in short are as follows:-

C.T.S. No.	Area in Sq.mts.	Holder	Lessee
195 pt.	1019.40	Maharashtra Housing Board	VidyaYashomandir CHS Ltd.

After taking **search** in respect to the above-referred property at Office of the Sub-Registrar Assurance Mumbai, Bandra , Andheri, Khar, Jogeshwari&Vileparle from 1979 to 2021 ( 43 yrs), record of which is given below:

1979 to 2021 at Mumbai & Bandra, 2002 to 2021 at Andheri, 2005 to 2021 at Khar, 2013 to 2021 at Jogeshwari& 2018 to 2021 at Vileparle S.R.O.:

YEAR

1979	To 2006	Nil & some pages torn.
<u>2007</u>	<u>Andheri - 1</u> <u>5325</u> <u>2007</u>  <u>28.3.2007</u> <u>12.6.2007</u>	<u>Transfer Deed for Rs. 4,28,000/-</u> MHADA thro' O.S.D. (Conveyance) Shri. Pravin Shinde thro' C.A. Vijaykumar R. Aagle 'Transferors'  <u>To</u> VidyaYashodmandir CHS Ltd. thro' 1) V.S. Hadkar 'Chairperson' 2) R.N. Mekhe 'Committee Member' 3) S.S. Kasarkar 'Secretary' 'Lessees'

Schedule

20 flats, admg. 38.87 sq.mts. (carpet) each in Bldg. No. 2 known as 'VidyaYashomandir CHS Ltd. situated at D.N.Nagar of Village: Andheri Tal: Andheri.

2007

Andheri - 1

5326

2007

28.3.2007

12.6.2007

Lease Deed for Rs. 5,64,500/-

MHADA thro' O.S.D. (Conveyance) Shri. PravinShinde thro' C.A. Vijaykumar R. Aagle

'Lessors'

To

VidyaYashodmandir CHS Ltd. thro'

1) V.S. Hadkar 'Chairperson'

2) R.N. Mekhe 'Committee Member'

3) S.S. Kasarkar 'Secretary'

'Lessees'

Schedule

Bldg. No. 2 known as 'VidyaYashomandir CHS Ltd.admg. 1019.40 sq.mts. situated at D.N. Nagar ofVillage: Andheri Tal: Andheri.

2008

& 2009

Nil

2010

Andheri - 1

14958

2010

24.12.2010

30.12.2010

Agreement Deed for Rs. 4, 26, 65, 500 /-

D. N. Nagar VidyaYashomandir CHS Ltd.

thro' 1) Subhash S. Kesarkar 'Chairman'

2) Atul G. Kulkarni 'Secretary'

3) Ramchandra N. Mekhe 'Treasurer'

To

M/s Shri. Sai Sagar consultant thro' partner

Mr.Jayesh V. Tanna

Schedule

All that land & bldg. No. C-2 admg. 687.53 sq. mts.of S. No. 106-A (Pt) CTS No. 195 pt. of Village: AndheriTal: Andheri.

2010

Andheri - 1

14959

2010

30.12.2010

Power of Attorney

D. N. Nagar VidyaYashomandir CHS Ltd.

thro' 1) Subhash S. Kesarkar 'Chairman'

2) Atul G. Kulkarni 'Secretary'

3) Ramchandra N. Mekhe 'Treasurer'

To

M/s Shri. Sai Sagar consultant thro' partner

Mr.Jayesh V. Tanna

Schedule

All that land & bldg. No. C-2 admg. 687.53  
sq. mts. of S. No. 106-A (Pt) CTS No. 195  
pt. of Village: Andheri Tal: Andheri.

2011 To 2020

Nil

2021

Andheri - 6  
9357  
2021

26.8.2021  
2.9.2021

Cancellation Deed of doc. No.  
BDR-1/14958/2010 dt: 24.12.2010  
S.S.S.C. Excotic Pvt. Ltd. Old name M/S  
Shri. Saisagar Consultant through Partner  
Mr. VivekTanna.

To  
Vidhya Yeshomandir CHS Ltd. through  
1) Vinayak Jaiswar 'Chairman'  
2) Stenly Cordez 'Secretary'  
3) Manish Mordekar 'Treasurer'

Schedule  
Land bearing C.T.S. No. 195 part area admg:  
687.53 Sq.mts. of Village: Andheri.

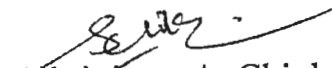
2021

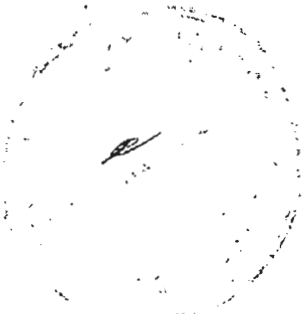
Nil & ready upto August.

Seen date 17.9.2021

Note:-Some pages of Index II are torn & Index II of Computer data entry from 2002 not maintained properly .

Thanking you,  
Yours faithfully

  
(Shrinivas A. Chipkar)





Shriniwas A Chipkar  
Property Investigator  
Mob. No. 9820373685  
Email: shriniwaschipkar9@gmail.com

Date : 20.9.2021

To  
M/S M. T. Miskita & Co.  
Advocates & Solicitors  
Mumbai

Respected Sir,

M/s Godavari Pravara CHS. Ltd.

RE: Search of the property bearing bldg. No. C-4 known as 'Godavari Pravara' CHS Ltd. admg. 889.52 sq.mts. i.e. 1064 sq.yds. on land bearing S. No. 106-A(Pt) CTS No. 195 (pt.) situated at YMCA, D.N. Nagar of Village: Andheri (W) Tal: Andheri.

Under your instruction I have obtained certified copies of PR card from the **City Survey Office**, particulars in short are as follows:-

<u>C.T.S. No.</u>	<u>Area in Sq.mts.</u>	<u>Holder</u>	<u>Lessee</u>
195 pt.	889.52	Maharashtra Housing Board	Godavari Pravara CHS Ltd.

After taking **search** in respect to the above-referred property at the Office of the Sub-Registrar Assurance Mumbai, Bandra, Andheri, Khar & Jogeshwari & Vileparle from 1979 to 2021 (43 yrs), record of which is given below:-

1979 to 2021 at Mumbai & Bandra, 2002 to 2021 at Andheri, 2005 to 2021 at Khar, 2013 to 2021 at Jogeshwari & 2018 to 2021 at Vileparle S.R.O.:

<u>YEAR</u>	<u>To</u>	<u>2002</u>	<u>Nil</u>
<u>1979</u>			
<u>2003</u>	<u>Andheri - 2</u>		<u>Confirmation Deed of Lease Deed</u>
	<u>9329</u>		Mr. S. D. Shinde, Chief Officer of MHADA
	<u>2003</u>		thro' C.A.Mr. Ravindra Karkhanis (Power
			No. 7676/03)
	<u>27.11.2003</u>		<u>To</u>
	<u>08.12.2003</u>		Godavari Pravara CHS Ltd. thro'
			1) Chhaya A. Sulakhe 'Chairperson'
			2) Laxman T. Sanap-Patil 'Member'
			3) Nirmala P. Karlekar 'Secretary'

Schedule

All that land & structure bearing bldg. No. C-4 admg. 889.52 sq. mts. i.e. 9575.12 sq.ft. of S. No. 106-A CTS No. 195 pt. of Village: Andheri Tal: Andheri.

2003

Andheri - 2

9330

2003

27.11.2003

8.12.2003

Confirmation Deed

Mr. S. D. Shinde , Chief Officer of MHADA thro' C.A. Mr. RavindraKarkhanis (Power No. 7676/03)

To

Godavari Pravara CHS Ltd. thro'

1) Chhaya A. Sulakhe 'Chairperson'

2) Laxman T. Sanap-Patil 'Member'

3) Nirmala P. Karlekar 'Secretary'

Schedule

All that land & structure bearing bldg. No. C-4 admg. 889.52 sq. mts. i.e. 9575.12 sq.ft. of S. No. 106-A CTS No. 195 pt. of Village: Andheri Tal: Andheri.

2004

&2005

Nil.

2006

Andheri - 2

4965

2006

28.6.2006

Devlp. Agreement Deed for Rs. 2,25,57,500/-

M/s Godavari Pravara CHS Ltd. thro'

1) RavindraAwhad 'Secretary'

2) Chhaya A. Sulakhe 'Treasurer'

3) Laxman T. Sanap-Patil 'Chairman'

To

Saisagar Const. thro' partner Jayesh V. Tanna

Schedule

All that land & structure known as 'Godavari Pravara' CHS. Ltd. bearing bldg. No. C-4 admg. 889.52 sq. mts. (20 flats, each admg. 575 sq.ft. carpet) of S. No. 106-A CTS No. 195 pt. of Village: Andheri Tal: Andheri.

2006

Andheri - 2

4966

2006

28.6.2006

Power of Attorney

M/s Godavari Pravara CHS Ltd. thro'

1) RavindraAwhad 'Secretary'

2) Chhaya A. Sulakhe 'Treasurer'

3) Laxman T. Sanap-Patil 'Chairman'

To

M/s Saisagar Const. thro' partner Vinod Tanna



Schedule

All that land & structure known as 'Godavari Pravara' CHS Ltd. bearing bldg. No. C-4 admg. 889.52 sq. mts. (20 flats, each admg: 575 sq.ft. carpet) of S. No. 106-A CTS No. 195 pt. of Village: Andheri Tal: Andheri.

2006

Andheri - 2

6433

2006

21.8.2006

22.8.2006

Affidavit / Undertaking (Proposed bldg. Re-development)

M/s Godavari Pravara CHS Ltd. thro' Chairman Laxman T. Sanap-Patil & 2 others thro' C.A. Jayesh Tanna & Shree Tanna partners of Shri. Sai Sagar Const. thro' C.A. Rupa Vora

To

Mumbai Municipal Corp. 'Commissioner'

Schedule

Bldg. No. C-4 'Godavari Pravara' CHS. Ltd. of CTS No. 195 pt. of Village: Andheri Tal: Andheri.

2007

To 2020

Nil

2021

Andheri - 6

9356

2021

26.8.2021

Cancellation Deed of doc. No.

BDR-4/4965/2006 dt: 28.6.2006

S.S.S.C. Excotic Pvt. Ltd. Old name M/S Shri. Saisagar Consultant through Partner Mr. Vivek Tanna.

To

Godavari Pravara Co.-op. Hg. Soc. Ltd. through

- 1) Manohar V. Nagre 'Chairman'
- 2) Ravindra W. Awahad 'Secretary'
- 3) Chaya A. Sulakhe 'Treasurer'

Schedule

Land bearing C.T.S. No. 195 part area admg: 889.53 Sq.mts. of Village: Andheri. Tal: Andheri.

2021

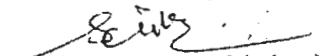
Nil & ready upto August.

Seen date 17.9.2021

Note:- Some pages of Index II are torn & Index II of Computer data entry from 2002 not maintained properly.

Thanking you,

Yours faithfully

  
(Shrinivas A. Chipkar)

# DITENDRA MISHRA

M.A.LL.B.

Advocate, High Court, Mumbai

---

Court : A.A.W.I. High Court, Room No. 18, Ground Floor, High Court, Fort, Mumbai-400 032  
Off.No. 41, 2nd Floor, Hanuman Building, 308, Perin Nariman Street, Near Old RBI, Fort,  
Mumbai-400 001, Mob.: 98190 42185 / 91677 04731, Off.: 022-66366333  
E-mail : advditendramishra@gmail.com

## ANNEXURE 'C' QUALIFICATIONS TO TITLE

- a. Compliance by the Company with all the terms and conditions of the Development Agreement mentioned hereinabove and the provisions of applicable law and approvals in the development of the said Property.



Ditendra Mishra  
Advocate, High Court